



**Board of Commissioners of Cook County**

**Zoning and Building Committee**

*Wednesday, October 23, 2013*

*10:00 AM*

*Cook County Building, Board Room,  
118 North Clark Street, Chicago, Illinois*

**SECTION 1**

**ATTENDANCE**

**Present:** Chairman Silvestri, Vice Chairman Murphy, Butler, Collins, Daley, Gainer, García, Gorman, Goslin, Reyes, Schneider, Sims, Steele, Suffredin, Tobolski and Moore (16)

**Absent:** Fritchey (1)

**Also Present:** Sapho E. A. Sukru Erel, Assistant Secretary; Timothy P. Bleuher, Commissioner of Building and Zoning

**SPECIAL USE/UNIQUE USE**

**13-1730**

**Presented by:** ANDREW PRZYBYLO, Secretary, Zoning Board of Appeals

**Communication #322580**

Docket #8896 - ROGELIO DORIA, Owner, 2039 North Kirschhoff Street, Melrose Park, Illinois 60164-2030, /Application (No. SU-13-0002; Z13021). Submitted by Anthony J. Peraica & Associates, Ltd. Seeking a SPECIAL USE, UNIQUE USE in the R-5 Single Family Residence District to continue to use a single family home as a multi-family dwelling with three (3) apartments was amended as described herein from a prior application to two (2) apartments in Section 33 of Leyden Township. Property consists of approximately 0.33 0.303 of an acre located at 2039 North Kirschhoff Street on the East side of Kirchoff Avenue Street approximately 200 310 feet South of Dickens Avenue North of Armitage Avenue in Section 33 in Leyden Township, County Board District #16. Intended use: Multi-family residence with three (3) apartments from the prior application to two (2) apartments.

**Recommendation: Recommendation of Approval, as Amended.**

**Conditions:** None

**Objectors:** Gregory Ignoffo, Administrator, Leyden Township; Louise Pennington, the City of Northlake, Leyden High Schools District #212; Jeffrey Sherwin, Mayor, City of Northlake; Commissioner Jeffrey R. Tobolski; Marilyn J. May, President, Village of River Grove; Tommy Thompson, Clerk, Franklin Park Village.

**\*Referred to the Zoning Board of Appeals on 3/11/13**

**\*\*Deferred to the October 2, 2013 Zoning Board of Appeals.**

**\*\*\*Deferred to the October 23, 2013 Zoning Board of Appeals.**

**A motion was made by Vice Chairman Murphy, seconded by Commissioner Suffredin, that this Zoning Board of Appeals Recommendation be recommended for approval The motion carried by the following vote:**

**Aye:** Chairman Silvestri, Vice Chairman Murphy, Butler, Collins, Daley, Gainer, García, Goslin, Reyes, Schneider, Sims, Steele, Suffredin and Moore(14)

**Nay:** Gorman and Tobolski(2)

**Absent:** Fritchey(1)

### **VARIATIONS**

**13-1884**

**Presented by:** ANDREW PRZYBYLO, Secretary, Zoning Board of Appeals

### **RECOMMENDATION OF THE ZONING BOARD OF APPEALS**

**Request:** Applicant seeks a variance to (1) reduce the lot area from the minimum 20,000 square feet to an existing 10,150 square feet; (2) to reduce lot width from the minimum required 100' to an existing 72.74; (3) reduce the right corner side yard setback from the minimum required 25' to an existing 8' for an after the fact detached garage.

**Township:** Lemont

**County District:** 17

**Zoning Number:** Z13035

**Docket Number:** 8907

**Property Address:** 16374 New Avenue, Lemont, Illinois

**Property Description:** Subject Property consists of 0.25 acres located on the Northeast corner of New Avenue and Perpetual Road in Section 30 of Lemont Township.

**Owner:** Timothy Hussey

**Applicant:** John F. Benware, JR. AIA

**Current Zoning:** R-4 Single Family Residence District

**Intended use:** For an after the fact detached garage

**Recommendation:** ZBA recommends that the Application be granted

**Conditions:** None

**Objectors:** None

**History:**

County Board Referral: N/A

Zoning Board Hearing: 09/25/2013

Zoning Board Recommendation date: 09/25/2013

County Board extension granted: N/A

**A motion was made by Commissioner Tobolski, seconded by Commissioner Suffredin, that this Zoning Board of Appeals Recommendation be recommended for approval. The motion carried by the following vote:**

**Aye:** Chairman Silvestri, Vice Chairman Murphy, Butler, Collins, Daley, Gainer, García, Gorman, Goslin, Reyes, Schneider, Sims, Steele, Suffredin, Tobolski and Moore(16)

**Absent:** Fritchey(1)

## **13-1885**

**Presented by:** ANDREW PRZYBYLO, Secretary, Zoning Board of Appeals

### **RECOMMENDATION OF THE ZONING BOARD OF APPEALS**

**Request:** Applicant seeks a variance to increase the height of a fence in the front yard from the maximum allowed 3' to a proposed 6'.

**Township:** Elk Grove

**County District:** 15

**Zoning Number:** Z13036

**Docket Number:** Docket Number 8909

**Property Address:** 302 Forest View, Elk Grove Village, Illinois

**Property Description:** The Subject Property consists of 0.46 acres located on the Southwest corner of Landmeier Road and Forest View Avenue in Section 28 of Elk Grove Township.

**Owner:** Steven Prorak

**Applicant:** Steven Prorak

**Current Zoning:** R-4 Single Family Residence District

**Intended use:** Variance is sought to replace an already existing 6 foot fence

**Recommendation:** ZBA recommends that the application be granted.

**Conditions:** None

**Objectors:** None

**History:**

County Board Referral: N/A

Zoning Board Hearing: 09/25/2013

Zoning Board Recommendation date: 09/25/2013

County Board extension granted: N/A

**A motion was made by Vice Chairman Murphy, seconded by Commissioner García, that this Zoning Board of Appeals Recommendation be recommended for approval. The motion carried by the following vote:**

**Aye:** Chairman Silvestri, Vice Chairman Murphy, Butler, Collins, Daley, Gainer, García,  
Gorman, Goslin, Reyes, Schneider, Sims, Steele, Suffredin, Tobolski and Moore(16)

**Absent:** Fritchey(1)

## **13-1886**

**Presented by:** ANDREW PRZYBYLO, Secretary, Zoning Board of Appeals

### **RECOMMENDATION OF THE ZONING BOARD OF APPEALS**

**Request:** Applicant seeks a variance to (1) house birds (pigeons) from maximum allowed 3 to 5-10 and (2) reduce the left interior side yard setback from the minimum required 10' to an existing 5'.

**Township:** Norwood Park

**County District:** 9

**Zoning Number:** Z13060

**Docket Number:** 8931

**Property Address:** 7914 W. Catherine Avenue, Norwood Park, Illinois

**Property Description:** The Subject Property consists of 0.21 acre located on the North side of Catherine Avenue approximately 159.69' West of Canfield Road in Section 12 of Norwood Park Township

**Owner:** Emil Sroka

**Applicant:** Emil Sroka

**Current Zoning:** R-5 Single Family Residence District

**Intended use:** Variance is sought to bring an existing shed into compliance and to house additional pigeons

**Recommendation:** ZBA recommendation that the application be granted

**Conditions:** None

**Objectors:** None

**History:**

County Board Referral: N/A

Zoning Board Hearing: 09/25/2013

Zoning Board Recommendation date: 09/25/2013

County Board extension granted: N/A

**A motion was made by Vice Chairman Murphy, seconded by Commissioner Daley, that this Zoning Board of Appeals Recommendation be recommended for approval. The motion carried by the following vote:**

**Aye:** Chairman Silvestri, Vice Chairman Murphy, Butler, Collins, Daley, Gainer, García, Gorman, Goslin, Reyes, Schneider, Sims, Steele, Suffredin, Tobolski and Moore(16)

**Absent:** Fritchey(1)

## **13-1887**

**Presented by:** ANDREW PRZYBYLO, Secretary, Zoning Board of Appeals

### **RECOMMENDATION OF THE ZONING BOARD OF APPEALS**

**Request:** Applicant seeks a variance to (1) reduce the left interior side yard setback from the minimum required 15' to an existing 10.03', (2) reduce the lot width from the minimum required 150' to an existing 100' and (3) to reduce the lot area from the minimum required 40,000 to an existing 20,000.

**Township:** Bremen

**County District:** 6

**Zoning Number:** Z13062

**Docket Number:** 8933

**Property Address:** 5639 W. 171st Place, Tinley Park, Illinois

**Property Description:** The Subject Property consists of ½ acre located on the South side of 171st Place approximately 300' East of Parkside Avenue in Section 29 of Bremen Township

**Owner:** Steven Barry

**Applicant:** Steven Barry

**Current Zoning:** R-4 Single Family Residence District

**Intended use:** Variance is sought to reconstruct a detached garage.

**Recommendation:** ZBA recommends for the application to be granted.

**Conditions:** None

**Objectors:** None

**History:**

County Board Referral: N/A

Zoning Board Hearing: 09/25/2013  
Zoning Board Recommendation date: 09/25/2013  
County Board extension granted: N/A

**A motion was made by Vice Chairman Murphy, seconded by Commissioner Reyes, that this Zoning Board of Appeals Recommendation be recommended for approval. The motion carried by the following vote:**

**Aye:** Chairman Silvestri, Vice Chairman Murphy, Butler, Collins, Daley, Gainer, García, Gorman, Goslin, Reyes, Schneider, Sims, Steele, Suffredin, Tobolski and Moore(16)  
**Absent:** Fritchey(1)

## **13-1888**

**Presented by:** ANDREW PRZYBYLO, Secretary, Zoning Board of Appeals

### **RECOMMENDATION OF THE ZONING BOARD OF APPEALS**

**Request:** Applicant seeks a variance to (1) reduce the right interior side yard setback from the minimum required 10' to an existing 0.8' and (2) reduce the distance between principal and accessory structures from the minimum required 10' to an existing 0 feet.

**Township:** Orland

**County District:** 17

**Zoning Number:** Z13063

**Docket Number:** 8934

**Property Address:** 11712 Kristoffer Lane, Orland Park, Illinois.

**Property Description:** The Subject Property consists of 0.24 of an acre located on the North side of Kristoffer Lane approximately 196.44' North of McCabe Drive in Section 6 of Orland Township

**Owner:** Dawn Hillstrom-Lynn

**Applicant:** Michael Perovanovic

**Current Zoning:** R-5 Single Family Residence District

**Intended use:** Variance is sought to bring a shed and detached garage into compliance.

**Recommendation:** ZBA Recommends that the application be denied.

**Conditions:** None

**Objectors:** Jean Lewicki- Neighbor

### **History:**

County Board Referral: N/A  
Zoning Board Hearing: 09/25/2013

Zoning Board Recommendation date: 09/25/2013

County Board extension granted: N/A

**A motion was made by Commissioner Tobolski, seconded by Commissioner Reyes, that this Zoning Board of Appeals Recommendation be recommended for approval. The motion carried by the following vote:**

**Aye:** Chairman Silvestri, Vice Chairman Murphy, Butler, Collins, Daley, Gainer, García, Gorman, Goslin, Reyes, Schneider, Sims, Steele, Suffredin, Tobolski and Moore(16)

**Absent:** Fritchey(1)

## **PROPOSED ORDINANCE AMENDMENTS**

### **13-1723**

**Presented by:** ANDREW PRZYBYLO, Secretary, Zoning Board of Appeals

**Sponsored by:** TONI PRECKWINKLE

#### **PROPOSED ORDINANCE AMENDMENT**

#### **AMENDMENT TO THE ZONING ORDINANCE - PUBLIC LAND DISTRICT**

**BE IT ORDAINED**, by the Cook County Board of Commissioners that Appendix A, Zoning, Article 7, Public and Open Land Districts, Section 7.1 of the Cook County Code is hereby amended as follows:

##### **7.1. - P-1 Public Land District.**

*7.1.1. Description of district.* The P-1 Public Land District is intended to provide for publicly owned land. Some public land, however, may not be zoned P-1 depending on the use. No privately owned property or structures are allowed in the P-1 Public Land District.

*7.1.2. Use, lot and bulk regulations.* The applicable use, lot and bulk regulations are set forth in Sections 7.1.3 through 7.1.9.

*7.1.3. Permitted uses.* A permitted use of land or buildings shall be allowed in accordance with the provisions of this ordinance. Unless otherwise specifically set forth, wherever a permitted use is named as a major category, it shall be deemed to include only those enumerated uses. Unless otherwise specifically allowed by this ordinance, no building or zoning lot shall be devoted to any use other than a permitted use, and no structure shall be erected, altered, enlarged or occupied, except as a permitted use. Uses lawfully established on the effective date of this ordinance, and rendered nonconforming by it, shall be subject to Article 10.

The following uses are permitted in the P-1 District:

##### **A. Educational institutions.**

1. Public colleges and universities, boarding and nonboarding.
2. Public elementary schools, boarding and nonboarding.
3. Public high schools, boarding and nonboarding.

B. Recreation and social facilities.

1. Public conservatories and greenhouses.
2. Public golf courses.
3. Public park, and playgrounds.
4. Public community center buildings, clubhouses, recreation buildings, swimming pools and buildings for indoor pools, tennis courts and buildings for indoor tennis courts, noncommercial and not-for-profit.

C. Public and governmental land and buildings.

1. Aquariums.
2. Art galleries.
3. Fire stations.
4. Forest Preserves
5. Historical buildings and landmarks preserved for the public.
6. Police stations.
7. Post offices.
8. Public libraries.
9. Public museums.
10. Public office buildings.

*7.1.4. Special uses.* A special use may be allowed subject to issuance of a special use permit in accordance with the provisions of Article 13. Unless otherwise specifically set forth, wherever a special use is named as a major category, it shall be deemed to include only those enumerated uses.

The following special uses may be permitted in the P-1 District:

A. Recreation and social facilities.

1. Public athletic fields and stadiums.

B. Public and governmental land and buildings.

1. Airports and heliports.
2. Animal shelters and pounds.
3. Convention halls and centers.
4. Hospitals.
5. Institutions for the care or treatment of mental illness, drug or alcohol addiction.
6. Landfills, sanitary or solid waste.
7. Highway maintenance facilities or storage yards.
8. Prisons and correctional facilities.
9. Radar installations and towers.
10. Waste transfer facilities.
11. Transitional residences.
12. Sewage treatment plants.
13. Water towers.
14. ~~Youth~~ Camps.



15. Zoos.

C. Miscellaneous.

1. Publicly owned property and structures used for public purposes.

*7.1.5. Temporary uses.* The P-1 Public Land District does not allow temporary uses.

*7.1.6. Accessory uses.* A use, building or other structure customarily incidental to and commonly associated with a principal, permitted or special use may be allowed as an accessory use provided it is operated and maintained under the same ownership or an agent thereof and on the same lot as the permitted use. Accessory uses shall not include structures or features inconsistent with the permitted use or involve the conduct of any business, profession, trade or industry.

Accessory uses may include the following and similar uses:

- A. Athletic fields and stadiums accessory to educational institutions.
- B. Commercial sale of food, supplies or nonalcohol beverages incidental to public structures or facilities or rental of equipment incidental to such structures or facilities.
- C. Fallout shelters as regulated by this ordinance.
- D. Gardens.
- E. Public garages and parking lots.
- F. Signs as regulated by Article 12.
- G. Vending machines.
- H. Water retention and detention areas.

\*\*\*

**Effective Date:** This amended ordinance shall be effective upon adoption.

**A motion was made by Commissioner Butler, seconded by Commissioner Suffredin, that this Ordinance Amendment be recommended for approval. The motion carried by the following vote:**

**Aye:** Chairman Silvestri, Vice Chairman Murphy, Butler, Collins, Daley, Gainer, García, Gorman, Goslin, Reyes, Schneider, Sims, Steele, Suffredin, Tobolski and Moore(16)

**Absent:** Fritchey(1)

## ADJOURNMENT

**Vice Chairman Tobolski, seconded by Commissioner Gorman, moved to adjourn the meeting. The motion passed and the meeting was adjourned.**

SECTION 2

**YOUR COMMITTEE RECOMMENDS THE FOLLOWING ACTION  
WITH REGARD TO THE MATTERS NAMED HEREIN:**

Communication Number 13-1730	Recommended for Approval
Communication Number 13-1884	Recommended for Approval
Communication Number 13-1885	Recommended for Approval
Communication Number 13-1886	Recommended for Approval
Communication Number 13-1887	Recommended for Approval
Communication Number 13-1888	Recommended for Approval
Communication Number 13-1723	Recommended for Approval

Respectfully submitted,  
Committee on Zoning and Building

  
Peter N. Silvestri, Chairman

Attest:

  
Matthew B. DeLeon, Secretary

\*A video recording of this meeting is available on the Office of the Secretary to the Board's web site on the Video Page at <http://blog.cookcountyil.gov/secretarytotheboard/county-board-proceedings/county-board-video-and-audio/>